

 Havering LONDON BOROUGH	Delegated Report
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Application Reference:	P1498.24
Location:	Land Adjacent to St Mary's Lane, Ockenden, Upminster
Ward:	Upminster
Description:	Proposal seeking a 5 year time limit conditional approval instead of the usual 3 years
Case Officer:	Raphael Adenegan

Site Description

- The application site comprises part of a larger field whose boundaries are clearly defined by the B186 Warley Street to the west, by St Mary's Lane to the south and east and the Liverpool Street to Southend railway line to the north. The site extends to approximately 11.05 hectares and is located to the north of the overall 17.92 hectares field parcel which it forms part.
- The Site is approximately 1.1km north of the Warley Substation from which it is separated by the Puddledock Farm fishing lakes and Clay Tye Wood, as well as a number of commercial premises. It is visible from the highway on its western boundary. To the north is the railway overbridge beyond which is the Upminster Trading Estate, a modern development of warehouses and trade counter though visibility is limited by vegetation.
- The entire site lies within the designated Metropolitan Green Belt and the Thames Chase Community Forest area. The actual area to which this application relates is nevertheless not noted for any ecological or landscape designation.

STAFF COMMENTS

- Following the resolution of committee to grant planning permission, and in consultation with the applicant on proposed wording of the conditions, the applicant has pointed out that as part of their submission, they were seeking a time limit for commencement of 5 years rather than the usual 3 years and

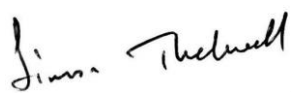
referred to paragraph 1.2.4 of the Planning Design and Access Statement which states thus:

- “Whilst Clearstone Energy has previously secured planning permission for another battery storage scheme associated with the Warley Substation, and such scheme now being subject to the discharge of conditions by others, rights have now been secured from National Grid Electricity transmission (“NGET”) for a further grid connection to allow the import and export of energy to and from the Warley Substation. This connection is contracted to be made available in 2029, following completion of reinforcement works within the Substation. In order to allow for any slippage in National Grid’s programme, the application seeks an implementation period of 5 years from the grant of consent (for which there is precedent elsewhere). The application is, however, submitted now, to provide National Grid with the certainty they require in order to direct their investment programme so as to ensure that the planned capacity is made available in accordance with their offer to the Applicant.”
- However, the committee report is silent on the period recommended, simply saying “1) Time Limit” - this could however be interpreted as the standard time and there is no justification in the committee report for a longer time period for implementation.
- Based on the above it is necessary for officers to subsequently make changes to the ‘Time Limit’ condition to in line with the applicant’s clear justification for a 5 year commencement as opposed to the usual 3 years implementation period.
- This report is to set the justification for the change as set out above; officers are of the view that an implementation time limit of 5 years is acceptable in this case and would not affect the committee decision.
- The proposed change in time limit from the usual 3 years to 5 years is in this case justified and recommended for approval.

Conclusions

- It is therefore recommended that the changes requested be approved. Under Section 3.8.4 of the Councils constitution, the Director of Planning & Public Protection, Planning & Public Protection is authorised to agree the varied implementation time limit condition.

**Authorising Officer: Simon Thelwell, Head of Strategic Development,
Planning & Public Protection**

Signature:..... 

Date: 05/08/2025